

Citizens North Monroe Corridor Task Force

Session 3 Corridor Improvements Draft Agenda

Meeting Open & Announcements

Status Report from Session 2 on Homelessness

Presentations

About 1.5 Hour

FDOT

Leon County Public Works

Blueprint & Planning

CRTPA

OEV

Facilitated Task Force Discussion

Findings & Recommendations

July 22, 2021



Meeting Information

Announcements!

- Meeting Recording
- CDC Recommendations for COVID 19



FDOT Corridor Information

- Pending Roadway Projects
- Pending Median Improvements
- Information About Adopt a Highway Program (for trash issue)
- Information About Safety Review/Design Review of Median at Callaway Road (for frequenting/panhandling)



FDOT Corridor Information



FDOT Adopt a Highway Program

<https://www.fdot.gov/maintenance/aahinfo.shtm>

Pledge

Volunteers Agree to:

- "Adopt" a two-mile section of a State Highway
- Dedicate two years to the program
- Follow specified DOT safety regulations
- Remove litter a minimum of four times each year

FDOT Agree to:

- Assist with safety meetings
- Provide safety vests and litter bags
- Pick up litter at specified locations
- Post Adopt-a-Highway signs commending the group at the beginning and end of their section



FDOT Adopt a Highway Program

<https://www.fdot.gov/maintenance/aahinfo.shtm>



Leon County Intersection Improvements



Leon County Intersection Improvements



Leon County
Public Works Department
Engineering Services Division
"People Focused. Performance Driven."

Crowder Road at US 27 (N. Monroe St.) Intersection Improvement

Design Details

- Consultant
- CDM Smith, Inc.
- Progress
- In Right-of-Way Acquisition
- Cost
- \$480,000.00

Project Schedule

Contact Information

Chris Muehlemann, P.E.
Project Manager
2280 Miccosukee Road
Tallahassee, FL 32308
Email: Muehlemannc@leoncountyfl.gov
Phone: (850) 606-1536
Fax: (850) 606-1501

Felton Ard, P.E.
Customer Support Engineer
2280 Miccosukee Road
Tallahassee, FL 32308
Email: Ard@leoncountyfl.gov
Phone: (850) 606-1515
Fax: (850) 606-1501



Project Description

This project will enhance the operational capacity of Crowder Road at US 27 (N. Monroe St.).

Proposed Improvements

- Add dedicated right turn lane
- Convert existing through/right lane to a through lane only
- Extend existing left turn lane
- Add additional signal heads for added lanes
- Rebuild sidewalk on the north side of Crowder Road to the CVS entrance
- Build an enclosed drainage system

BLUEPRINT

INTERGOVERNMENTAL AGENCY



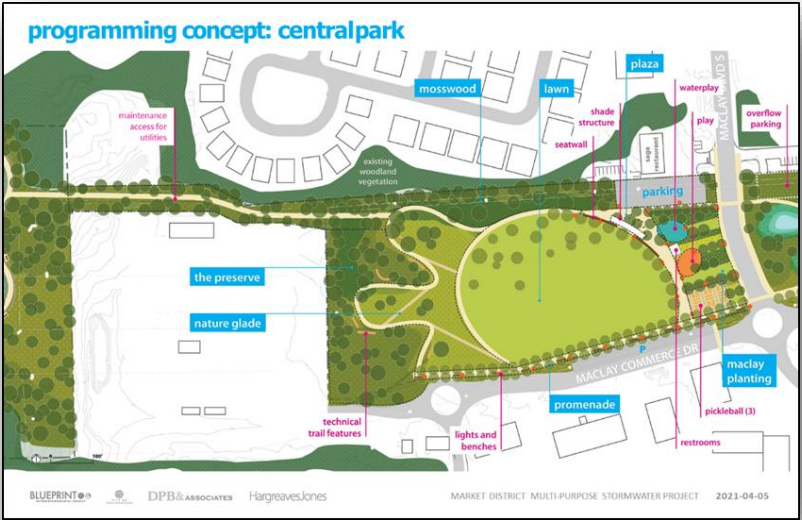
Mike Alfano, Blueprint Principal Planner

BLUEPRINT

INTERGOVERNMENTAL AGENCY







Blueprint Delivering to the Community

Under Construction in 2021 and Within Next 5-Years*

- Capital Circle SW Orange to Springhill Road Widening** – \$63.2M
- Orange-Meridian Placemaking – \$3.7M
- Monroe-Adams Placemaking – \$8.5M
- Downtown Protected Bike Lane – \$1.1M
- Lake Jackson Greenway – \$2.4M
- Market District Park – \$6.6M
- Airport Gateway – \$68.2M
- CCT Seg. 4 – \$20M
- Magnolia Phases 2 and 3 – \$15.6M
- Northeast Gateway (Welaunee Blvd) – \$80.8M
- Midtown Placemaking – \$5.5 M
- Northeast Connector (Bannerman Road) – \$62.4M
- University Greenway – \$2.3 M
- Thomasville Road Trail – \$3.2M
- Lake Lafayette/St. Marks Linear Park – \$4.8M
- Northeast Park – \$12.4M
- N. Monroe Gateway (Landscaping) – \$0.5M
- Fairgrounds – \$12M
- CCT Seg. 3 Cumulative Total \$67.8M
 - *History and Culture Trail* – \$1M
 - *Van Buren Street* – \$0.5M
 - *Pond and Trailhead* – \$5.8M
 - *Coal Chute Pond Amenities* – \$1.4M
 - *Restroom at the playground* – \$0.3M
 - *Skateable Art* – \$1.2M
- Magnolia Phases 1 and 4 – \$4.8M
- Weatherization of Amphitheater – \$0.1M
- Debbie Lightsey Nature Park & CCSW Greenway – \$4.3M
- Market District Connectivity – \$4.5M
- Southwood Greenway (Phases 1 & 2) – \$0.3M
- Build the Bike Route System – \$3.9M

• **TOTAL INVESTMENT ALL ACTIVE PROJECTS: \$515.8 M**

- **Amount Funded in Prior Years – \$165.4M**
- **Sales Tax Funding – \$121.7M**
- **Other – \$228.7M**

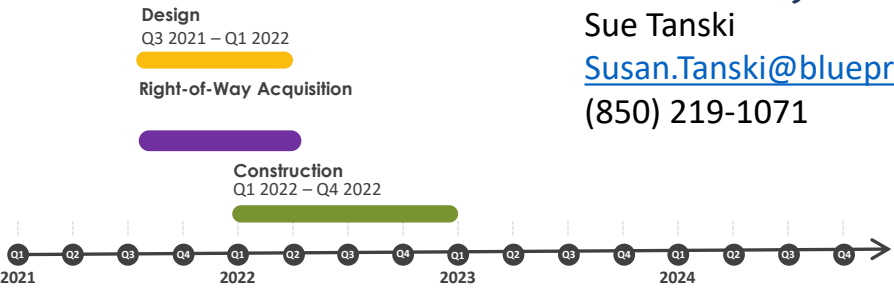
*CIP subject to IA Board approval on September 27, 2021, **Project managed and funded by FDOT

Lake Jackson Greenway

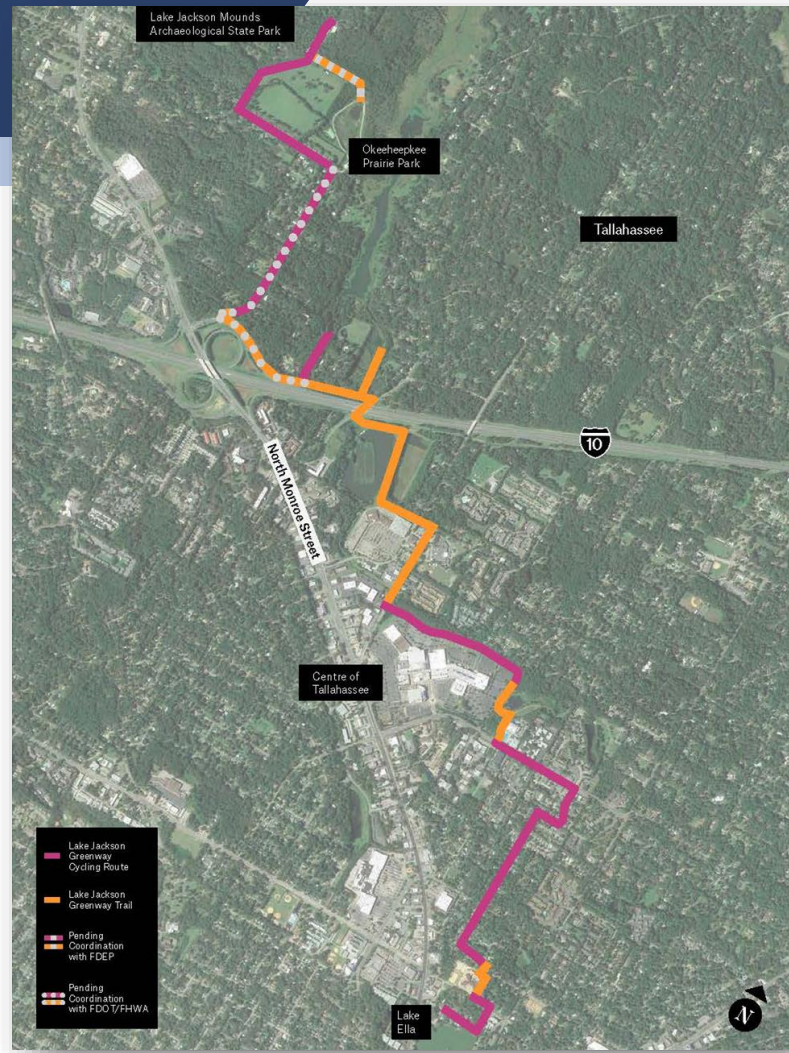
Implementing the Greenways Master Plan

- Connectivity from Lake Ella to Lake Jackson
- Route feasibility study completed in November 2020
- Community Engagement Facilitated in March 2021
- Project Under Design

Timeline



Project Manager
Sue Tanski
Susan.Tanski@blueprintia.org
(850) 219-1071



Benefits of Trails

Health Benefits

- 2004 Study showed that every \$1 invested in trail system led to \$2.94 in direct medical benefits
- Those who exercise regularly have 14% fewer healthcare claims, 30% fewer days in the hospital, and 41% fewer claims over \$5000

Economic Benefits

- 2017 report: Outdoor recreation contributed \$887 Billion to the U.S. economy, annually, in consumer spending
- Proximity to trails have been shown to increase property values up to 20%

Safety

- Two case studies found no increase in area crime rates after trails were constructed nearby.
- Provide increased comfort, safety, and connectivity for pedestrians and cyclists when traveling or recreating.



Midtown Placemaking Project

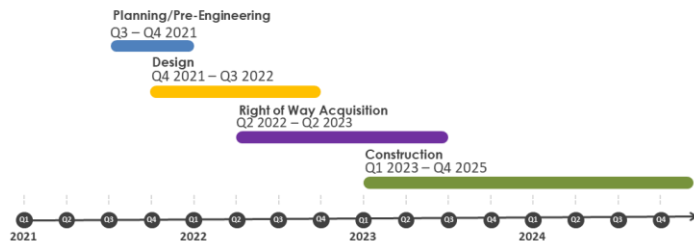
- Provides Funding to Implement Infrastructure Improvements from the Midtown Placemaking Action Plan
- Adopted by the City Commission in 2011
- Recommends Improvements include:
 - Marketing and Branding
 - Public Art & Events
 - Infrastructure Improvements
- Total Project Budget \$27.9 M
 - \$5.55 M FY 2021-2024
 - Fully Funded in FY 2033



Blueprint - Phase I

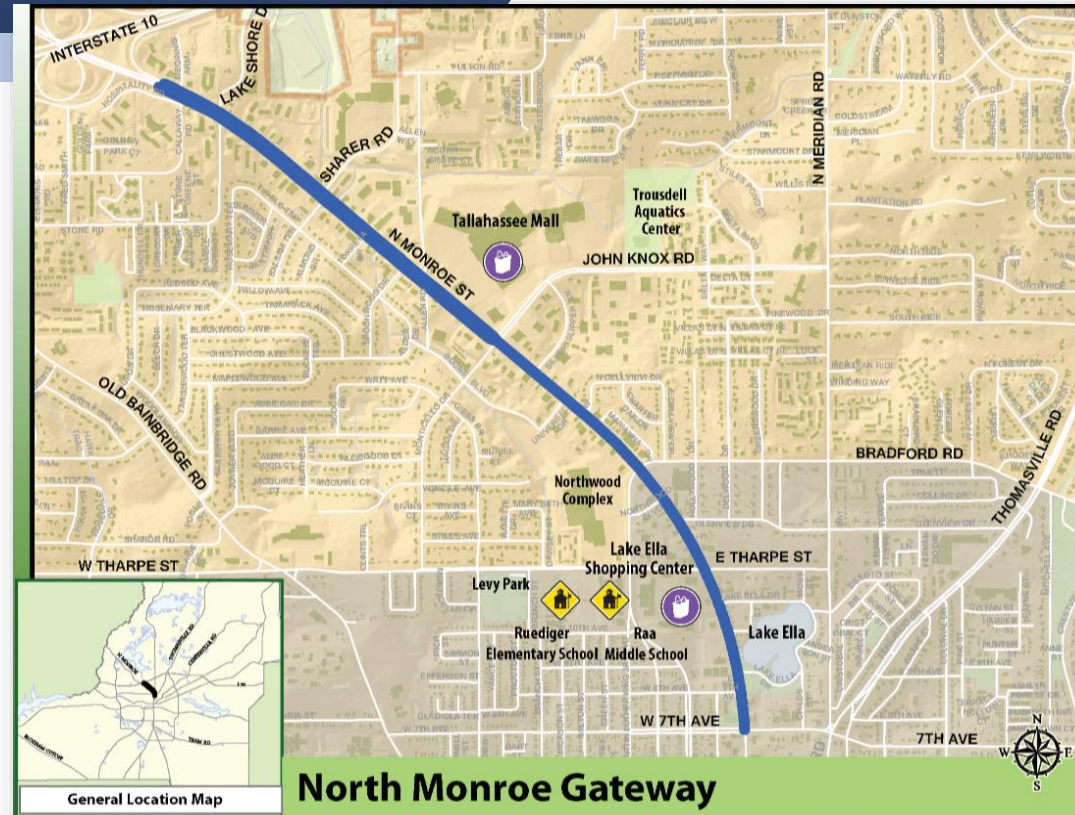
- Picking up where CRTPA left off with Midtown Area Transportation Plan Phase II
- Implement concepts for Thomasville Road from N. Monroe to 7th Ave
- Improvements Recommended:
 - Removing center turn lane
 - Improved bicycle and pedestrian facilities
 - Enhanced landscaping
 - Undergrounding Electric Utilities
- State Road will require FDOT Coordination

Timeline



North Monroe Gateway

- Not yet initiated
- Estimated Budget in current CIP \$11.9 Million
- Will be funded in FY 2028 – FY 2031
- Project goals include:
 - Creating a northern gateway entrance into Leon County/Tallahassee
 - Improves pedestrian and bicycle safety
 - Promoting reinvestment
 - Improving quality of life for residents and nearby commuters
- Blueprint is currently pursuing leveraging opportunities with FDOT for enhanced landscaping in medians on N. Monroe.
- N. Monroe Task Force Input



Contact Information

For More Info

Website: www.blueprintia.org
Facebook: <https://www.facebook.com/BlueprintIA2020/>
Twitter: [@BlueprintIA2020](https://twitter.com/BlueprintIA2020)

Mike Alfano

Michael.Alfano@BlueprintIA.org

(850) 219-1075

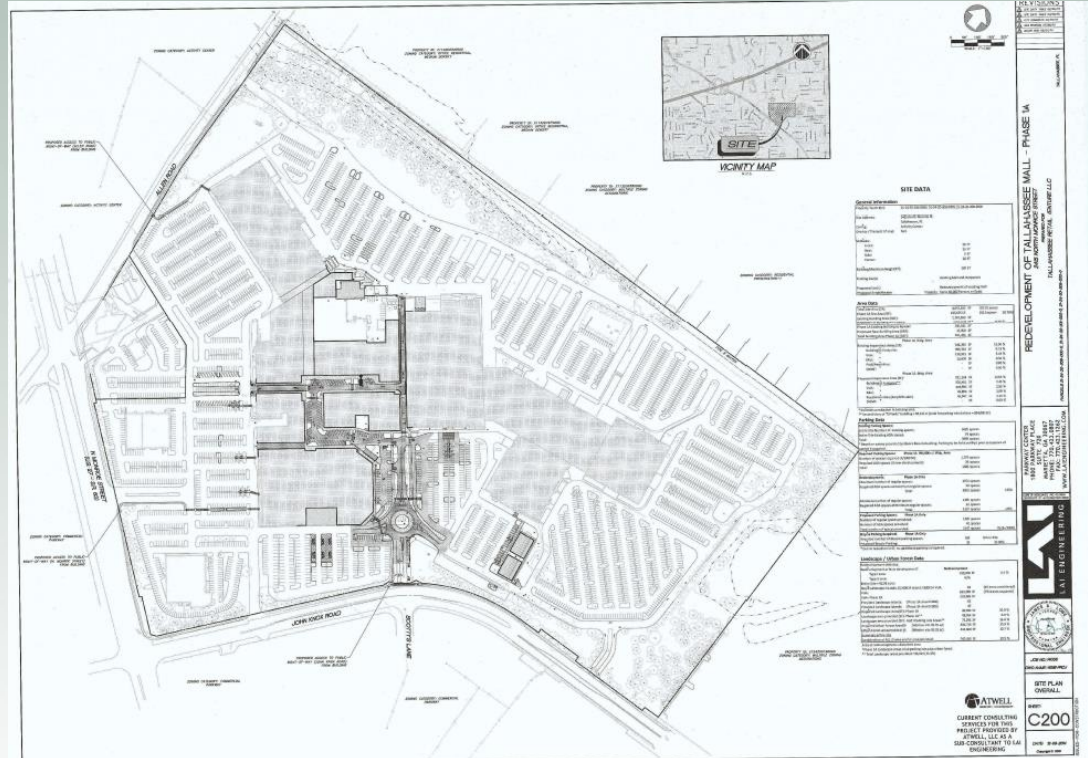
Planning Information Centre of Tallahassee

Since 2015

- Amphitheater
- State Offices
- School of Arts & Sciences
- Property Subdivision 2020

\$7M in private redevelopment

450,000 sf and 2,000 employees from the Department of Children and Families, the Department of Health, Department of State Division of Corporations, and Department of Corrections.



Planning Information Northwood Centre

<https://www.talgov.com/projects/northwood.aspx>

34.5 Acres

NorthwoodProject@talgov.com

Indoor Mall
Originally

State employment
center, was vacated
in 2016.

City purchased for
\$6.8M by the City
of Tallahassee in
2019

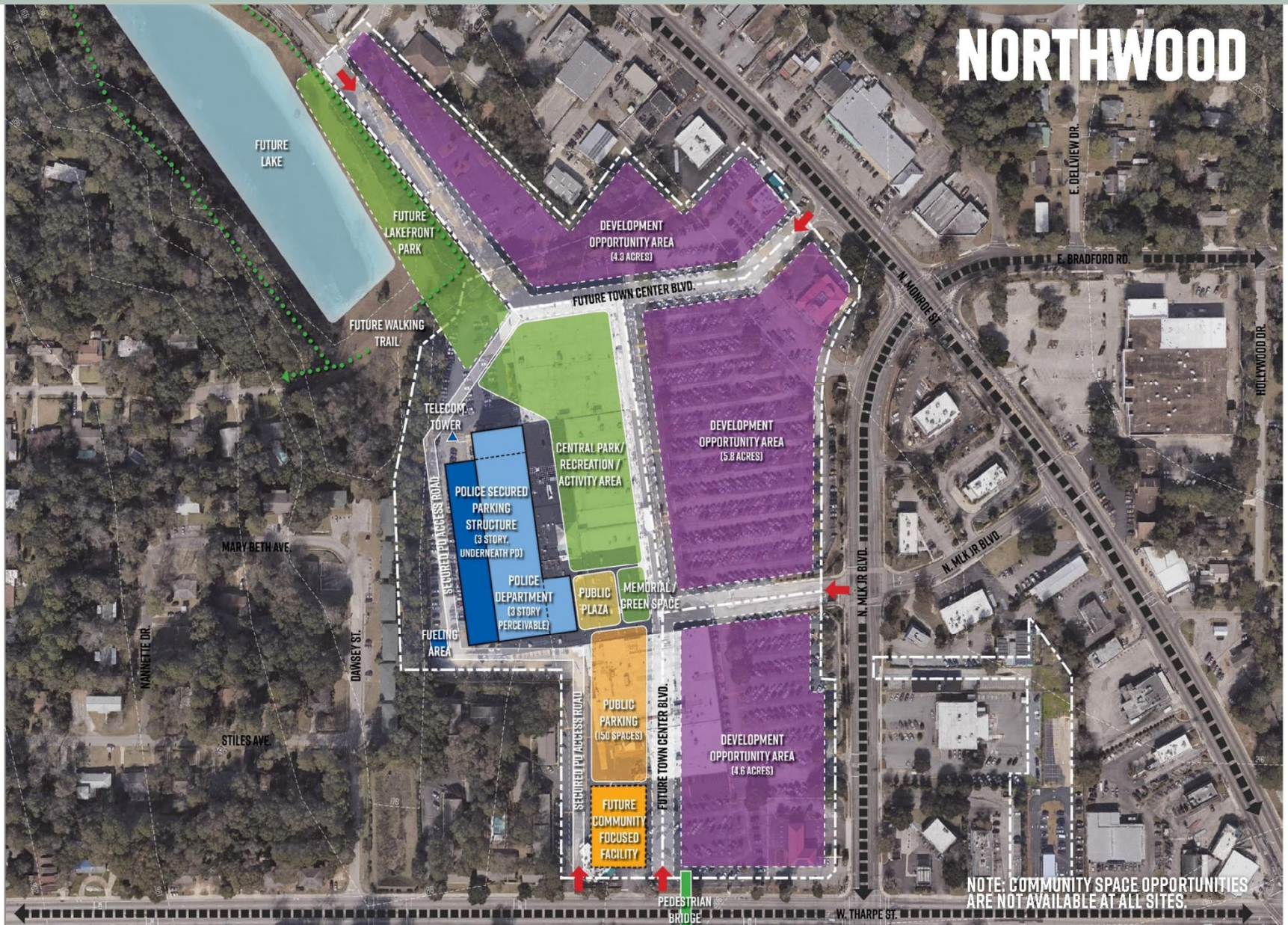


Redevelopment
plan underway
(Police Station)



[Google Maps @ Northwood Centre](#)

Planning Information Northwood Centre



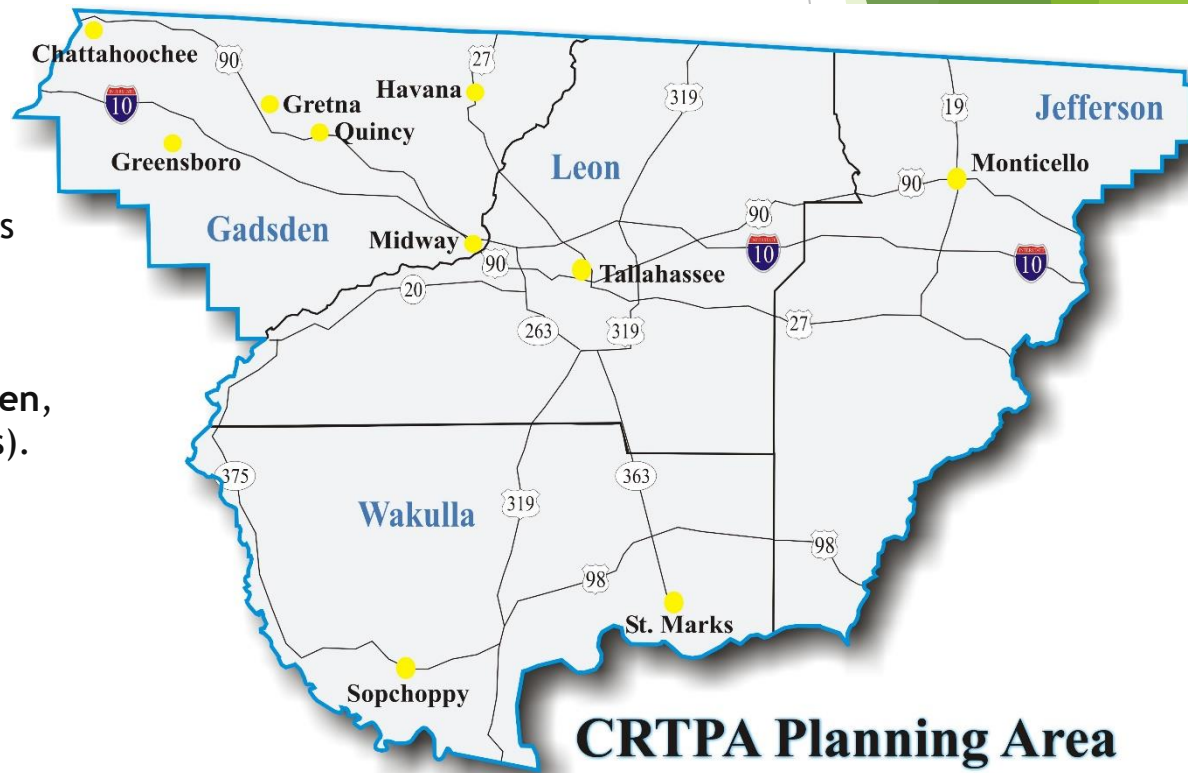


N. Monroe Street Sidewalk Project

AUGUST 26,
2021

CAPITAL REGION TRANSPORTATION PLANNING AGENCY

The Capital Region Transportation Planning Agency (CRTPA) is the region's metropolitan planning organization (MPO). The CRTPA is responsible for coordinating transportation planning within Florida's Capital Region (**Gadsden, Jefferson, Leon and Wakulla counties**).











N. MONROE STREET – Existing Conditions

- Sidewalks are largely absent on the west side of N. Monroe Street from John Knox Road to Lakeshore Drive (.888 miles in length)
- N. Monroe Street is a high traffic volume roadway (2019 Average Annual Daily Traffic count 38,000) and is fully developed with auto-oriented, commercial uses and an incomplete patchwork of few existing sidewalks
- Pedestrian use along the roadway includes StarMetro transit users (3 StarMetro's bus routes located on the corridor (Big Bend, Hartsfield and San Luis routes) with 3 StarMetro transit shelters located on the west side.

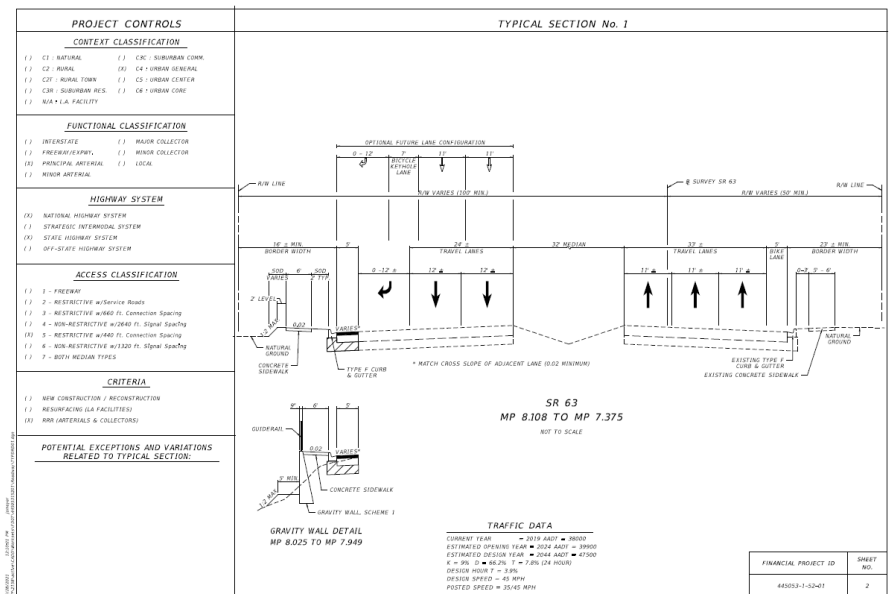


N. MONROE STREET SIDEWALKS – Existing Conditions



N. MONROE STREET SIDEWALK PROJECT

- **PROJECT PURPOSE:** CRTPA project to construct sidewalks to increase pedestrian safety along this urban corridor (John Knox Rd to Lakeshore Rd) where sidewalks are non-existent
- **STATUS**
Design Currently Underway - CRTPA approved placing funds for design of sidewalk project; FDOT managing the project



N. MONROE STREET SIDEWALK PROJECT

- STATUS (continued)

Construction Funding? - June 2021 CRTPA received notification that funding (\$2.4 million) for project's construction (applied for by CRTPA) was included in HR 3684 - The INVEST in America Act* (NOTE: The project was **NOT** included in Senate version)

Project also included on the CRTPA's FY 23 – FY 27 Bicycle & Pedestrian Project Priority List for FDOT funding consideration to complete project (adopted in June 2021)



Contact Information

Greg T. Burke, AICP

Planning Manager

Capital Region Transportation Planning Agency

850/891.8626

www.crtpa.org

Office of Economic Vitality

The North Monroe Corridor

APPLICABLE ECONOMIC INCENTIVES

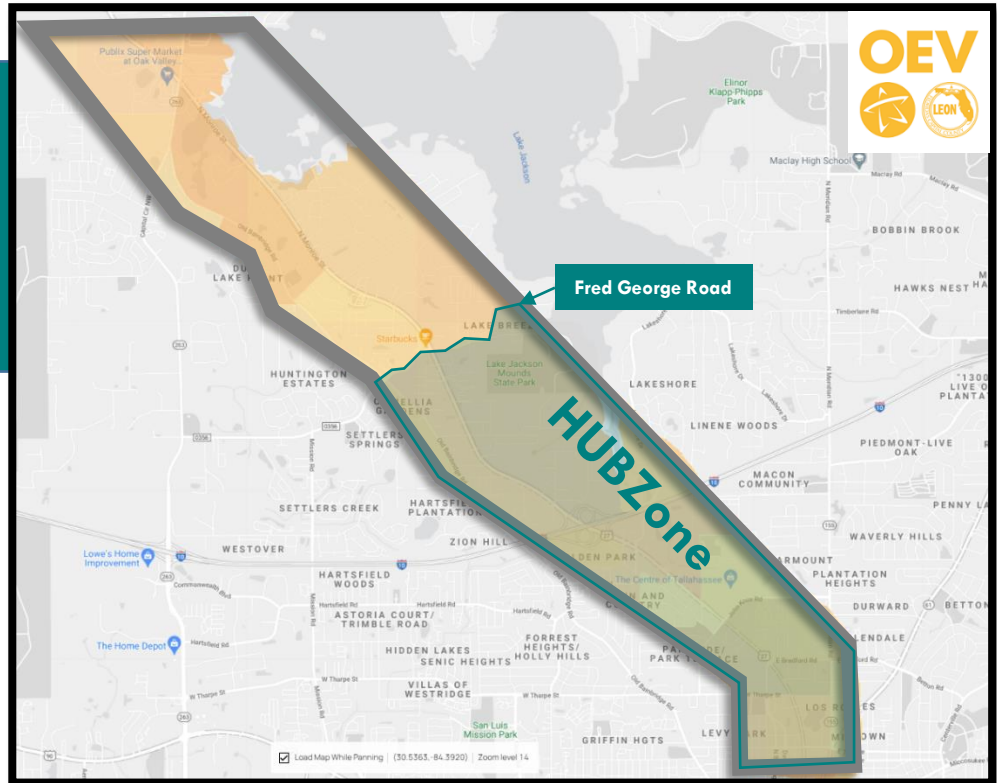
HUB Zone

Historically Underutilized Business Zone:

This program was created in 1997 and is administered by the US SBA. The program encourages economic development through the establishment of preferential treatment of zone businesses for Federal Contracts.

MWSBE Certification

The Office of Economic Vitality's Minority, Women, & Small Business Enterprise (MWSBE) Division is committed to providing business development support to minority-owned, women-owned, and small business enterprises by providing certification assistance to vendors interested in doing business with the City of Tallahassee, Leon County Government, and Blueprint Intergovernmental Agency; identifying and communicating contracting opportunities for certified MWSBES resulting in increased procurement participation; enhancing business relationships through business-to-business (B2B) networking, training, and other engagement events.



Office of Economic Vitality

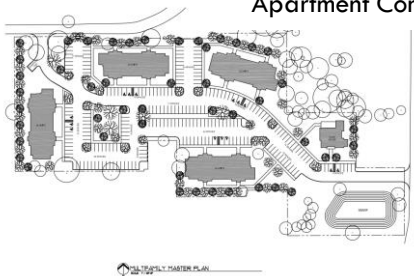
The North Monroe Corridor MAJOR DEVELOPMENTS



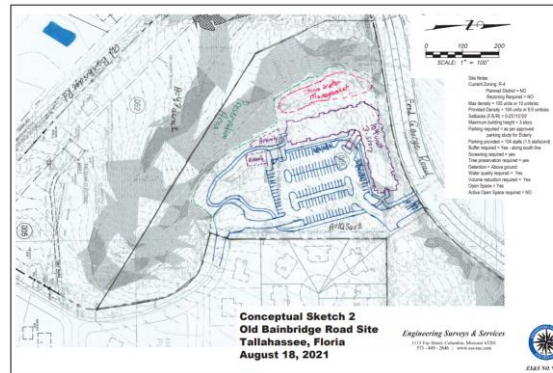
Tower Gates
154 New Single Family
Homes



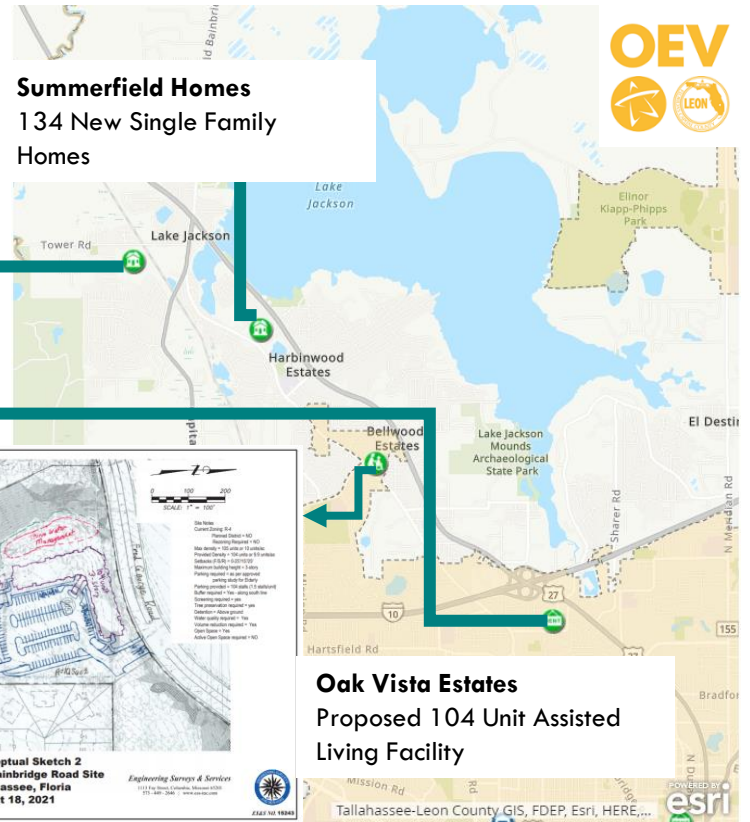
Summerfield Homes
134 New Single Family
Homes



Camelia Grove
Proposed 96 Unit Affordable
Apartment Community



Oak Vista Estates
Proposed 104 Unit Assisted
Living Facility



Office of Economic Vitality

Retail

Search Analytics

INVENTORY SF

2.4M +0%

Prior Period 2.4M

UNDER CONSTRUCTION SF

0 -

Prior Period 0

12 MO NET ABSORPTION SF

110K +40,988.3%

Prior Period (269)

VACANCY RATE

2.3% -4.7%

Prior Period 7.0%

MARKET RENT/SF

\$21.41 +1.8%

Prior Period \$21.07

MARKET SALE PRICE/SF

\$164 +8.0%

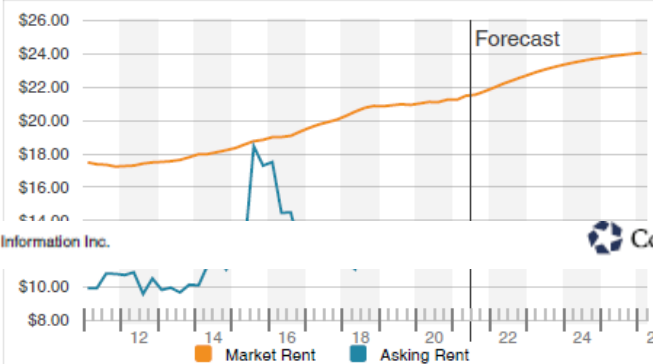
Prior Period \$152

MARKET CAP RATE

7.1% -0.2%

Prior Period 7.3%

Market Rent & Asking Rent Per SF



Office

Search Analytics

INVENTORY SF

618K +0%

Prior Period 618K

UNDER CONSTRUCTION SF

0 -

Prior Period 0

12 MO NET ABSORPTION SF

(10K) -25.1%

Prior Period (8K)

VACANCY RATE

13.1% +1.8%

Prior Period 11.5%

MARKET RENT/SF

\$15.60 +0.5%

Prior Period \$15.51

MARKET SALE PRICE/SF

\$117 +5.7%

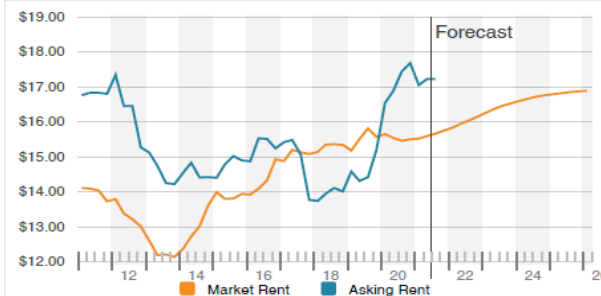
Prior Period \$111

MARKET CAP RATE

8.8% -0.1%

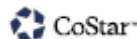
Prior Period 8.9%

Market Rent & Asking Rent Per SF



Source:

© 2021 CoStar Realty Information Inc.




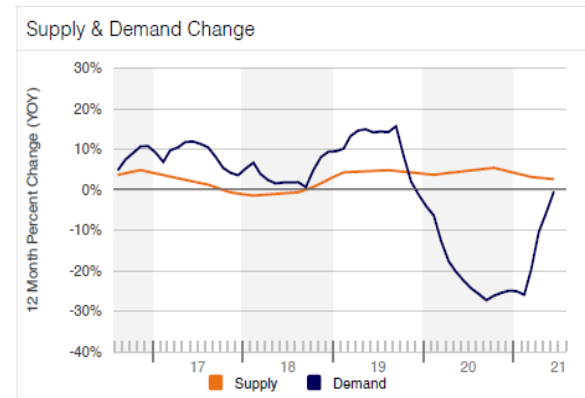
Office of Economic Vitality

Hospitality

Search Analytics

| | | | | | | |
|--|---|---|---|--|--|--|
| INVENTORY ROOMS 1,858 +0% Prior Period 1,858 | UNDER CONSTRUCTION ROOMS 0 - Prior Period 0 | 12 MO OCC RATE 51.0% -3.9% Prior Period 53.1% | 12 MO ADR \$72 -12.9% Prior Period \$83 | 12 MO REVPAR \$37 -18.4% Prior Period \$44 | MARKET SALE PRICE/ROOM \$45.9K -13.9% Prior Period \$53.4K | MARKET CAP RATE 8.4% -0.2% Prior Period 8.6% |
|--|---|---|---|--|--|--|

Source: © 2021 CoStar Realty Information Inc.  CoStar™



<https://oevforbusiness.org/>

<https://oevforbusiness.org/data-center/interactive-data/>

Dan Lucas
Division Coordinator
Research & Business Analytics
dlucas@oevforbusiness.org

Corridor Improvements

Other Resources & Opportunities

Resources

Opportunities

FDOT

- Improvement Programming
- Callaway Median
- Adopt a Highway Trash Program

- North Monroe Sidewalk Project
- “Welcome to Tallahassee” Sign
- Median Safety
- Adopt a Highway FDOT Application

Blueprint

- North Monroe Gateway Sales Tax Initiative

- Corridor Projects
 - Enhancements to Sidewalks
 - Other aesthetics – landscaping, trees, etc.



Corridor Improvements Resources & Opportunities

Resources

CRTPA

- LRTP
- Local Projects

Office of
Economic
Vitality

- Business Attracting
and Recruitment

Opportunities

- Support local CRTPA projects
on the corridor
- Identify business
health
- Identify site targets



Do you have Questions for the Experts?

This is a chance to ask...

Was there information presented that surprised or jumped out at you ?

What was it?

